

BY: Mayor Gillis

**AN ORDINANCE AMENDING SECTIONS §154.101(A) & §154.107(D) OF  
THE TIPP CITY, OHIO CODE OF ORDINANCES TO MODIFY: THE  
MAXIMUM ALLOWABLE AREA AND HEIGHT OF GROUND (INTERSTATE)  
SIGNS, DEFINITION OF INTERSTATE SIGN LOCATION, AND VARIANCE  
PROCEDURE**

**WHEREAS**, Ordinance No. 26-93, adopted August 16, 1993 established the Zoning Ordinance of Tipp City, Ohio; and

**WHEREAS**, Ordinance 27-08, adopted August 4, 2008, revised, amended, restated, codified, and compiled certain existing general ordinances of the City of Tipp City, Ohio; and

**WHEREAS**, the Tipp City Council desires to amend Code § 154.101(A) and §154.107(D) in order to modify the maximum allowable area and height of ground (interstate) signs, variance procedure, and the definition of ground (interstate) signs location.

**NOW, THEREFORE, THE MUNICIPALITY OF TIPP CITY HEREBY ORDAINS THAT:**

**SECTION 1.** The Code of Ordinance be amended as follows, with additions noted in ***bold and italics***, and deletions ~~struck through~~. Any section noted as "SAME" shall remain unchanged.

**SECTION 2. §154.101 SIGNS WITH SPECIAL CONDITIONS**

For all permanent and temporary sign types listed below, permits shall be obtained in accordance with § 154.103. In addition to the requirements and regulations previously listed, the following special conditions shall apply:

- (A) Signs along I-75 in Business/Commercial or Industrial Districts.
  - (1) SAME
  - (2) An additional ground sign (up to ~~120~~ **250** sq. ft. per sign face, ~~40~~ **70** feet in height at the minimum 10 foot setback line) shall be permitted for properties ***as shown on Appendix H of this Chapter.*** ~~with frontage abutting Interstate 75 right of way, including the exit/entrance ramp rights of way.~~
  - (3) SAME
  - (4) SAME
- (B) – (L) SAME

**SECTION 3. §154.107 APPEALS AND VARIANCES.**

- (A) SAME
- (B) SAME
- (C) SAME
- (D) Variances
  - (1) A variance from any provision of this subchapter may be granted by the Board of Zoning Appeals (subject to § 154.175(E)(7) if applicable) to allow for a

variance in the height restrictions, where the strict interpretation of this subchapter would create an unusual and unnecessary hardship on the property owner due to the unique location or physical characteristics of the property. A sign height variance shall not allow an increase in height of more than ~~10 feet~~ **twenty percent (20%)**. No other variances from the provisions of this subchapter are allowed. It is the express intent of this division to limit the applicability of § 154.175(E) as applied to signs only.

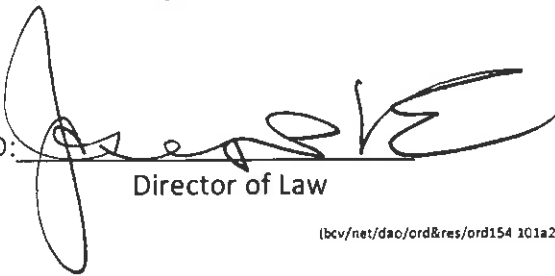
- (2) SAME
- (3) SAME

**SECTION 4.** This ordinance be in effect from and after the earliest date permitted by law.

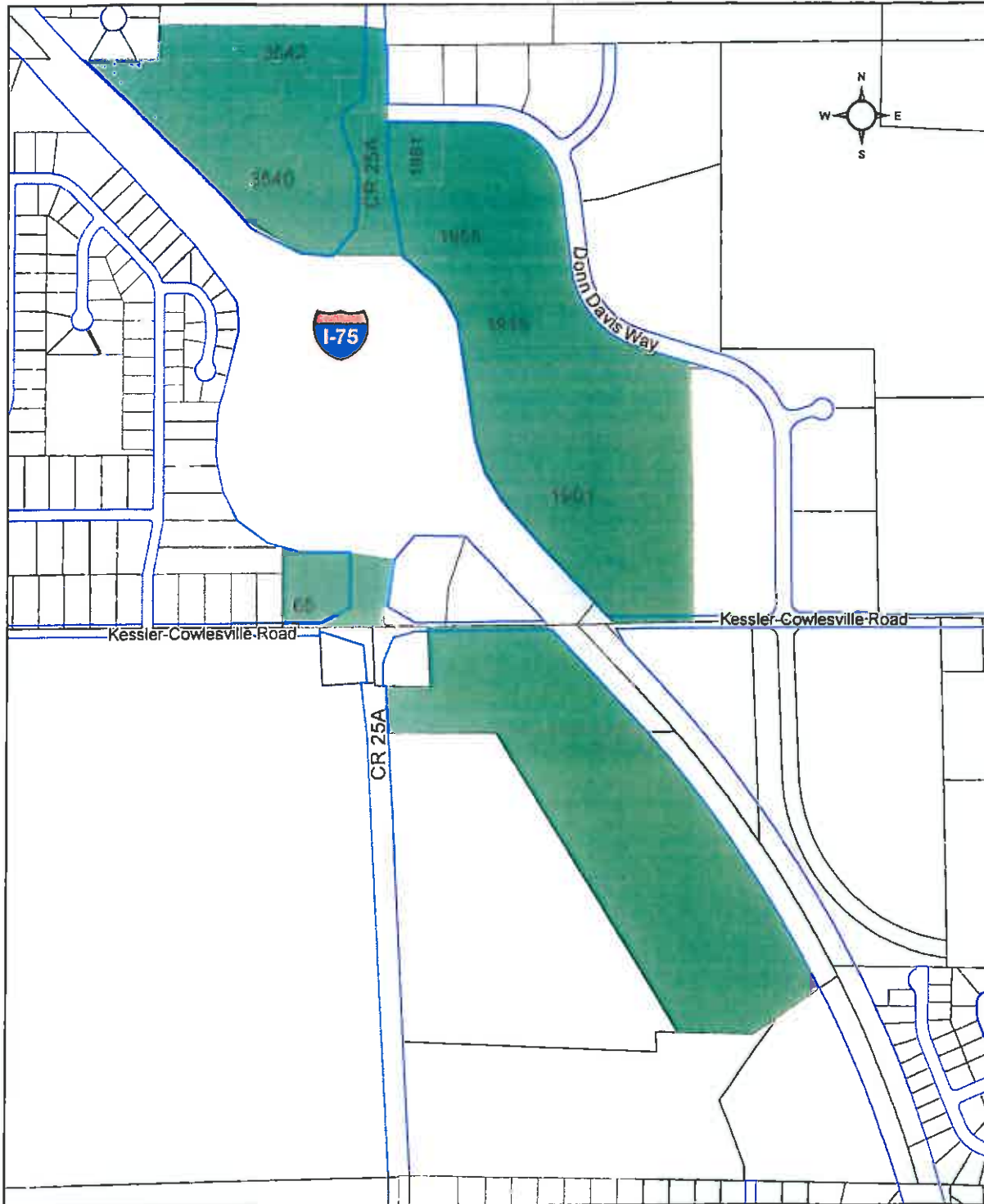
PASSED: June 21, 2010

  
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President of Council

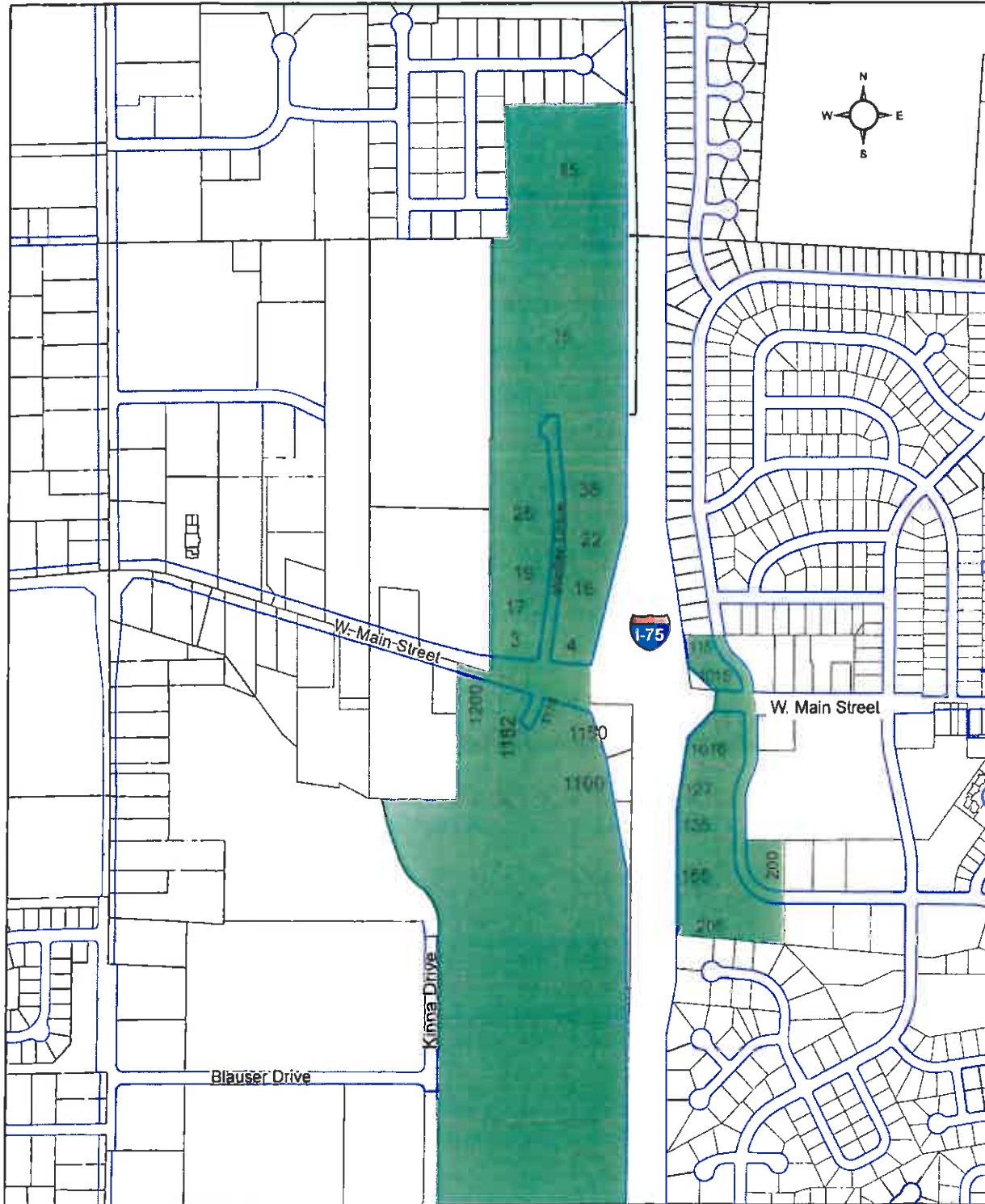
ATTEST: Marilyn J. Small  
Acting Clerk of Council

APPROVED:   
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Director of Law

# Northern Interstate Sign District



# Central Interstate Sign District



# Southern Interstate Sign District

